

**MINUTES**  
**WEST LAFAYETTE REDEVELOPMENT COMMISSION**  
**Morton Community Center – Multi-Purpose Room**  
**222 N. Chauncey Avenue**  
**West Lafayette, Indiana**  
**May 18, 2016**

The meeting was called to order by President Oates at 8:31 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the roll.

Present: Larry Oates, David Sturgeon, and Steve Curtis, Patrick Hein (arrived at 8:35 a.m.),

Absent: Brian Bittner, Chris Campbell, Johari Miller-Wilson

**Old Business:**

Minutes

Commissioner Sturgeon moved to approve the minutes of the April 20, 2016 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 3-0.

Project Updates

Parks Superintendent, Janet Fawley:

- Happy Hollow Ravine Footpath Repairs – The repairs are coming along nicely although the weather has been holding the work up. The goal of the work is to get to the area that has been previously built 4-5 years ago.
- Community Build date was on April 28-29 for the Cumberland Park and the work was completed. The concrete work has not begun yet due to the weather. June 20, 2016 at 5:30 is the planned dedication date for this playground. There were approximately 30 people who came to help build this playground.

Public Works Director, David Buck:

- Happy Hollow Road – Progress is being made on this project. Storm sewer construction on the north end of the job is wrapped up. They are starting pavement construction now. Hopefully by the end of June pavement will be going down and curbs will be going in. The retaining wall is continuing. One retaining wall is done and they're working on the second wall. Hopefully by the end of July they'll begin paving in that area. The completion date is going to be extended into April or May of 2017 because of items that haven't gone through the INDOT formal process yet. From a working standpoint, the schedule has two-way traffic opening up by November. Incidental construction will be wrapped up in the spring (driveways that haven't been finished, sodding, seeding and sidewalks).

- CSO interceptor – Pipe has been installed through the State Street intersection. The dewatering and filtering has been successfully mitigated. They are getting 4-5 pieces of pipe put in a day which is ahead of what they planned to install per day. The intersection is planned to be open by Memorial Day weekend. Following Memorial Day, the work will begin at Tapawingo and Williams with a full closure of that intersection. During that time River Road under the US 52 bridge will be closed for a 30-day closure so they can take the structure down. The Williams/Tapawingo schedule shows the closure until November, but it's hopeful that this can be finished earlier. Mr. Buck went into detail regarding the State Street Project closures and detours.

#### Joint Board Updates

Public Works Director, David Buck:

- **State Street Project** – The Joint Board has a meeting set for next Tuesday, May 24, 2016 at noon. Work has been going on with the Pleanary team with their design work on Airport Road. They have submitted and had reviewed comments returned to them on their 60% submittal. They will be turning in final plans in a couple of weeks. Utilities have completed their relocation plans and those are being reviewed by the Joint Board and the Pleanary team. Once they're given the okay the utilities will begin to be relocated, probably early July/late June. The target start date for construction on Airport Road is August 1, 2016. This will be a widening to the West. This shouldn't impact traffic or response time to the Airport for the Fire Department. They are working on the design for the conversion of Russell Street to two-way. With the campus projects under construction on both corners of Russell and 3<sup>rd</sup> Streets, there are lane and parking restrictions. This conversion won't be done until early August due to this construction. This won't involve resurfacing at this time, only pavement markings. There will be a signal installed at Russell Street and 3<sup>rd</sup> Street. The State Street 60% submittals design work will be in during the coming weeks. Airport Road will be 4 lanes with a median.

#### Other

There was no further old business.

#### **New Business:**

#### Review of Financial Schedules

Nothing to note.

## Payment of Claims

### **Sagamore TIF Claims**

\$24,441.69

Commissioner Curtis moved to pay the Sagamore TIF claims. Commissioner Sturgeon seconded.

The roll call vote:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion to approve the payment of the Sagamore TIF claims in the total amount of \$24,441.69 passed 3-0.

### **KCB TIF Claims**

\$1,341.34

Commissioner Sturgeon moved to pay the KCB TIF claims. Commissioner Curtis seconded.

The roll call vote:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion to approve the payment of the KCB TIF claims in the total amount of \$1,341.34 passed 3-0.

### **231 North TIF Claims**

\$1,341.33

Commissioner Curtis moved to pay the 231 North TIF claims. Commissioner Campbell seconded.

The roll call vote:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion to approve the payment of the 231 North TIF claims in the total amount of \$1,341.33 passed 3-0.

### **Levee/Village TIF Claims**

\$357,001.83

Commissioner Sturgeon moved to pay the Levee/Village TIF claims. Commissioner Curtis seconded.

The roll call vote:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$357,001.83 passed 3-0.

## RC 2016-10 – Resolution of the West Lafayette Redevelopment Commission Authorizing Additional Appropriation

Commissioner Curtis moved to approve Resolution RC 2016-10, a Resolution of the City of West Lafayette Redevelopment Commission Authorizing Additional Appropriation. Commissioner Sturgeon seconded. This is a Resolution to move money from the allocation fund into the Other Equipment fund in the amount of \$37,100 for the ATMS system. Public Works Director, David Buck spoke regarding this issue. This is previously contracted work. An invoice

came in near the end of the year last year and it did not get budgeted on a purchase order. This isn't a new expense, simply a cash flow issue. A public hearing was held on the Resolution and no public comment was given.

The roll call vote to approve the motion:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

RC 2016-11 – Resolution of the City of West Lafayette Redevelopment Commission Determination for TIF Revenues for 2017

Commissioner Curtis moved to approve Resolution RC 2016-11, a Resolution of the City of West Lafayette Redevelopment Commission Determination for TIF Revenues for 2017. Commissioner Sturgeon seconded. President Oates spoke regarding this Resolution. There is a provision made in the law that Redevelopment Commissions can pass through allocation revenues to the underlying entities if they are not going to be used for development. President Oates spoke regarding the history of this pass through. Currently, there are no excess funds available within the TIF districts due to the projects that are planned within each of the TIF districts. Jim Treat and President Oates advised the Commission that they not pass through any increment this year due to the lack of excess funds.

The roll call vote to approve the motion:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

RC 2016-12 – Resolution of the City of West Lafayette Redevelopment Commission Confirming Its Resolution Approving Amendments to a Prior Declaratory Resolution and Economic Development Plan for the 231 Purdue Economic Development Area

Commissioner Curtis moved to approve Resolution RC 2016-12, a Resolution of the City of West Lafayette Redevelopment Commission Confirming Its Resolution Approving Amendments to a Prior Declaratory Resolution and Economic Development Plan for the 231 Purdue Economic Development Area. Commissioner Sturgeon seconded. President Oates spoke regarding this Resolution. This is the final step in getting this TIF district expanded at the request of Purdue University in order to encompass the Purdue West Shopping center and an additional parcel near 231 and State Street. President Oates went into detail regarding the history of this Resolution. A public hearing was held on the Resolution and no comment was given.

The roll call vote to approve the motion:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

### Agreement – 2016 Street Resurfacing

Commissioner Sturgeon moved to approve this Agreement between the City of West Lafayette Redevelopment Commission as well as the City of West Lafayette Board of Works and Milestone Contractors in a total amount of \$211,758. \$75,000 of this contract will be paid by the Redevelopment Commission from the Sagamore TIF Fund. Commissioner Curtis seconded.

Public Works Director David Buck spoke regarding this project. The Sagamore TIF will be used for improvement to Frontage Road and Nighthawk Drive. Commissioner Sturgeon moved to amend the motion to have the Board of Works pay claims on behalf of the Redevelopment Commission under the 2016 Street Resurfacing Agreement. Commissioner Curtis seconded. All Commissioners approved this amendment.

The roll call vote to approve this agreement as amended:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

### Supplemental Agreement No. 1 – Lindburg Road Project

Commissioner Curtis moved to approve the Supplemental Agreement between the City of West Lafayette Redevelopment Commission and DLZ Indiana, LLC for an additional \$50,000 to this contract, which was originally a \$60,000 contract, for a total sum contract of \$110,000. Commissioner Sturgeon seconded. Public Works Director, David Buck spoke regarding this project. Last year the Commission entered into the original contract to assess Lindburg Road between Salisbury and Northwestern Avenue. Temporary fixes have been done to this stretch of road prior to full reconstruction needing to be done. This has been on the capital plan for several years. The original \$60,000 covered the survey and preliminary engineering report. The additional \$50,000 is to enter into the Supplement which would continue that design as well as the public involvement portion through the year. Mr. Buck went into detail regarding the possible plans for this stretch of road.

The roll call vote to approve the agreement:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

### CSO Relief Interceptor – Pay App #1

Mr. Buck spoke regarding this agenda item. This invoice was received too late for processing with the Redevelopment Claim run. Mr. Buck is requesting that approval is given to the Board of Works to process this pay app. The balance of the pay app was just over \$2 million of requested pay to cover Wastewater utility items so the Board of Works will be approving that at the meeting on the 24<sup>th</sup>. This will be coming out of the Bond Proceeds. The Redevelopment portion of this Pay Application is \$198,000. Commissioner Sturgeon moved to approve the CSO Relief Interceptor Pay Application #1 in an amount not to exceed \$198,000 and give the authority

to the West Lafayette City Board of Works to pay on behalf of the West Lafayette Redevelopment Commission. Seconded by Commissioner Curtis.

The roll call vote to approve the motion:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

#### Other

Public Works Director, David Buck requested that the Commission grant the Board of Works approval to pay the ATMS claim that was discussed earlier in the agenda. Commissioner Sturgeon moved to authorize the Board of Works to pay on behalf of the Redevelopment Commission in an amount not to exceed \$37,100 to Wintek for the ATMS System. Commissioner Curtis seconded.

The roll call vote to approve the motion:

**Aye:** Oates, Sturgeon, Curtis

**Nay:**

The motion was passed 3-0.

Responses regarding the Central Software ATMS were received prior to this meeting. Public Works Director, David Buck would like those names opened and take those under advisement so that they can be reviewed and scored. These are not bids, they are professional services. Treasurer, Peter Gray read the name of the submitters. Information was submitted by the following companies:

- Carrier & Gable, Inc.
- Traffic Control Corporation
- Traffic Signal Company and Trafficware Group, Inc.

Commissioner Sturgeon moved to take the three qualifications under advisement. Commissioner Curtis seconded.

President Oates spoke regarding Commissioner Curtis. Commissioner Curtis has moved out of the City of West Lafayette and is no longer able to serve on the Commission. He's been on the Commission for 7-8 years. President Oates spoke highly of Commissioner Curtis and thanked him for his service to the Commissioner. Commissioner Curtis is a mayoral appointment so the Mayor will have to appoint a new Commissioner in his place.

#### Public Comment

Public Comment was requested. No public comment was given.

**Wednesday, June 22, 2016 @ 8:30 a.m.  
Morton Community Center – Multi-purpose Room**

## **Adjourn**

There being no further new business. Commissioner Curtis moved to adjourn. Commissioner Sturgeon seconded. The meeting was adjourned at 9:20 a.m.

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Secretary

Approved:

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Lawrence T. Oates  
President